







## Flat 24 Blackberry Drive, Lindfield, RH16 2GF

**\*\*PLEASE WATCH VIEWING VIDEO\*\***

**A superb 2 Double Bedroom, 2 Bath/Shower Room Top Floor apartment situated within a modern block of only 6 properties.**

**Built in 2021 by Taylor Wimpey. 125 year lease from 1st January 2019.**

- **Security Entrance** stairs to the 2nd / Top Floor
- Landing door into **Inner Lobby** private front door into the **Entrance Hall** 2 deep storage cupboards, loft hatch + security intercom
- A generous open plan **Kitchen / Dining / Living Room** space for table and chairs, Kitchen fitted with a range of units and appliances
- **Bedroom 1** front balcony
- **En-Suite Shower Room** fitted modern white suite
- **Bedroom 2** space for wardrobes
- Separate **Bathroom** fitted modern white suite
- **Allocated Parking Space** (No. 92)
- **Visitor Parking** + **Bike Store**
- Gas fired central heating
- Double glazed windows
- 2 Balconies
- Pleasant outlook over Play Park
- Walking distance of the picturesque High Street, highly regarded local Schooling, open countryside and village Common
- Haywards Heath mainline railway station for direct links to London, Gatwick and Brighton is 1.7 miles
- **Estate Charge**: £1,785.00 per annum



# Flat 24 Blackberry Drive, Lindfield, West Sussex, RH16 2GF

**EPC Rating: B and Council Tax Band: B**

## LOCATION

Blackberry Drive is situated just off Gravelly Lane on the village outskirts with the picturesque tree-lined High Street only 0.6 miles distant with a traditional range of shops, stores, boutiques, churches, pond, common and historical properties. Lindfield has numerous sports clubs, leisure groups and societies including the long established Bonfire Society.

## BY ROAD

Access to the major surrounding areas can be gained via the A272 and the A23/M23 linking with Gatwick Airport and the M25.

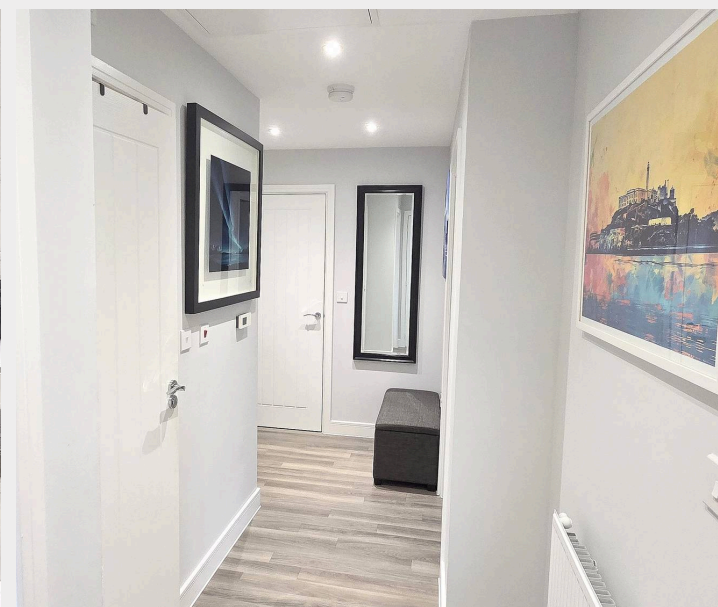
## SCHOOLS

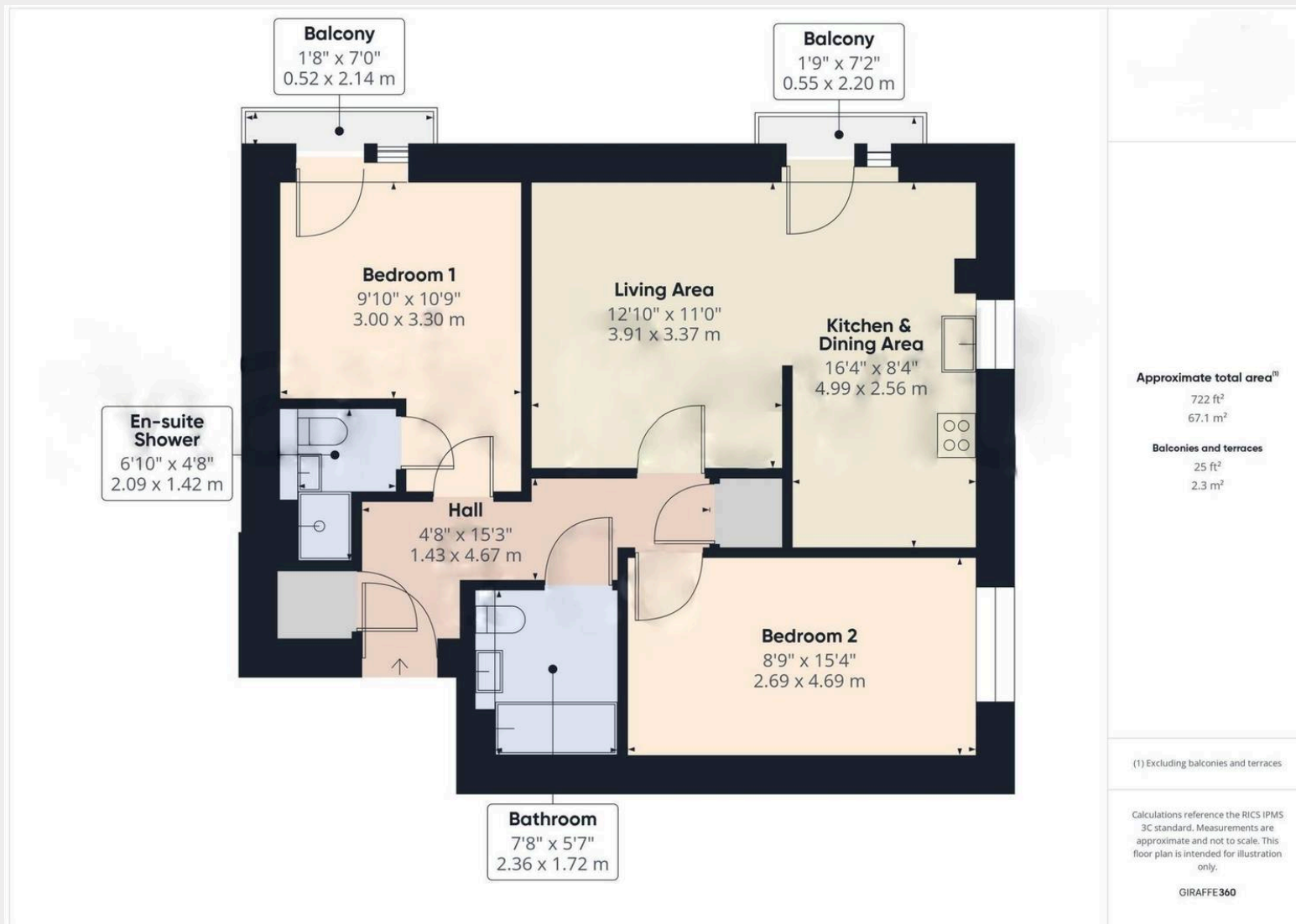
Lindfield Primary School (0.8 miles), Blackthorns Primary School (1.4 miles), Oathall Community College Secondary School (1.4 miles). The local area is well served by several independent schools including: Great Walstead (1.1 miles) and Ardingly College (3.4 miles).

## STATION

Haywards Heath mainline railway station (1.7 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

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## Mansell McTaggart Estate Agents

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